



33 Berriman Drive
Driffield

YO25 5DX

ASKING PRICE OF

£165,000

2 Bedroom Semi detached house

■ **Ulllyotts** ■
EST 1891

01377 253456



Rear



Off Road
Parking



Gas Central Heating

33 Berriman Drive, Driffield, YO25 5DX

Forming part of a popular development on the fringe of Driffield and having been constructed by Bellway homes, this is a nearly new semi detached house which provides low maintenance accommodation ideal for a variety of buyers from first-time buyers through to any other buyer looking for manageable accommodation with the benefit of extensive parking to the front.

The layout of the property has been thoughtfully designed and includes a rear facing lounge which gives direct access to the garden which includes an attractive deck. The kitchen is comprehensively fitted with a wealth of modern cabinets and also includes a range of integrated appliances. The remaining ground floor accommodation includes WC.

The first floor offers two bedrooms along with house bathroom.

Parking to the front of the property is via a deep fronted forecourt suitable for multiple vehicles.

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Garden



Lounge



Kitchen



Entrance Hall

Accommodation

ENTRANCE HALL

With staircase leading off having a spindled banister. Radiator.

CLOAKROOM WC

With suite comprising low-level WC and wash basin. Radiator.

KITCHEN

10' 1" x 6' 1" (3.09m x 1.87m)

Being comprehensively fitted along two walls with a wealth of modern kitchen cabinets and coordinating worktops. Integrated appliances include four ring hob with extractor over and electric oven. Integrated fridge and freezer plus integrated washing machine.

LOUNGE

13' 1" x 12' 10" (4m x 3.92m)

With rear facing French doors giving access onto a timber deck which in turn leads onto the garden. Built-in storage cupboard and radiator.

FIRST FLOOR

LANDING

BEDROOM 1

13' 1" x 9' 1" (4m x 2.79m)

With front facing windows, radiator.

BEDROOM 2

13' 1" x 7' 6" (4m x 2.31m)

With rear facing windows, radiator.

BATHROOM

With suite comprising panelled bath having a shower over with side glass screen, low-level WC and half pedestal wash basin. Fully tiled around the shower with half tiling behind the WC and wash basin. Radiator.

OUTSIDE

The property is well set back from the road behind a substantial front forecourt which provides parking for multiple vehicles. To the rear of the property is a raised deck and this gives way to an enclosed area of lawned garden with side borders.



Landing



Bedroom 2



Bedroom 1



Bedroom 1

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band B.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (TBC)

WHAT'S YOURS WORTH?

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NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts.

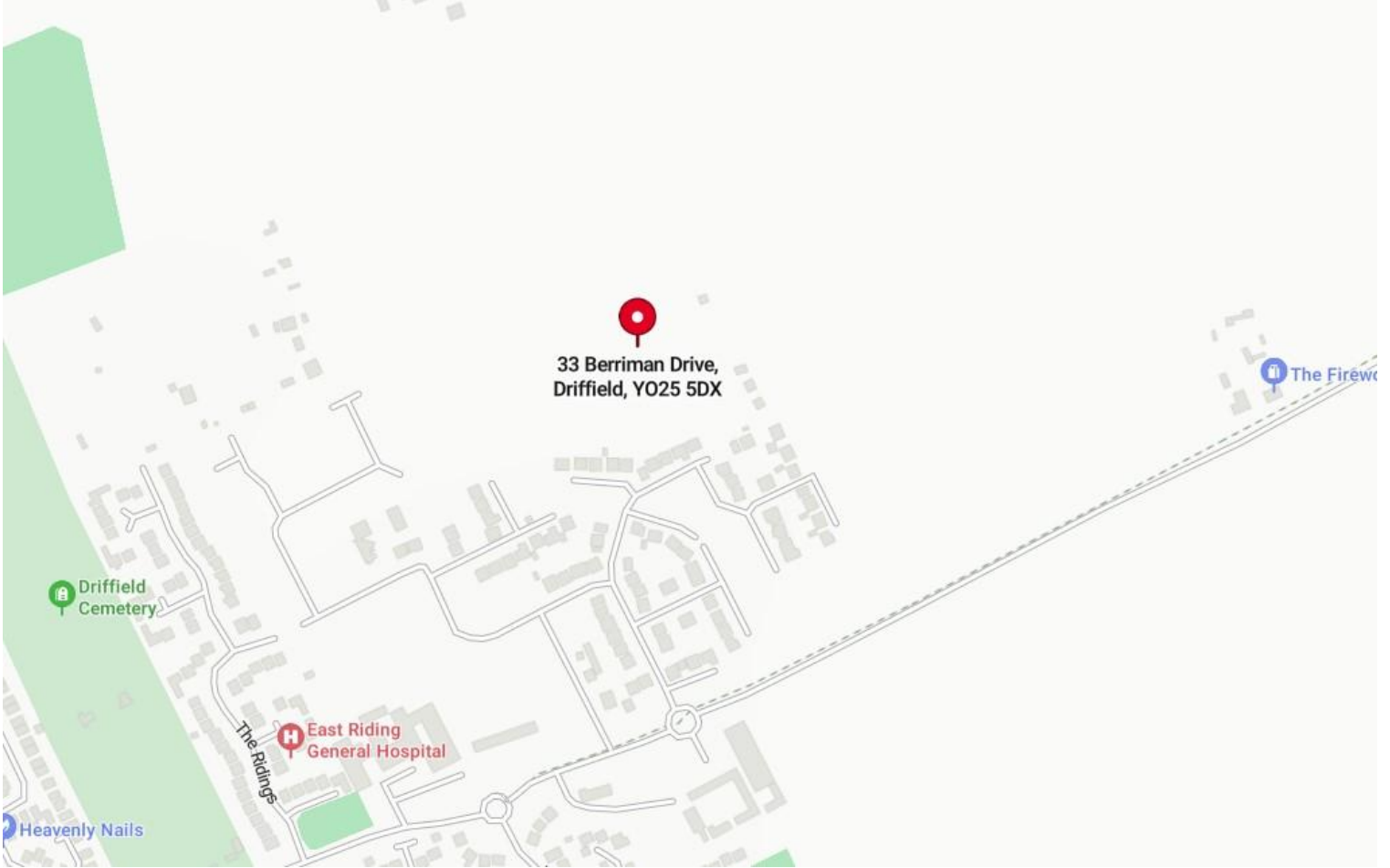
Regulated by RICS



Decking



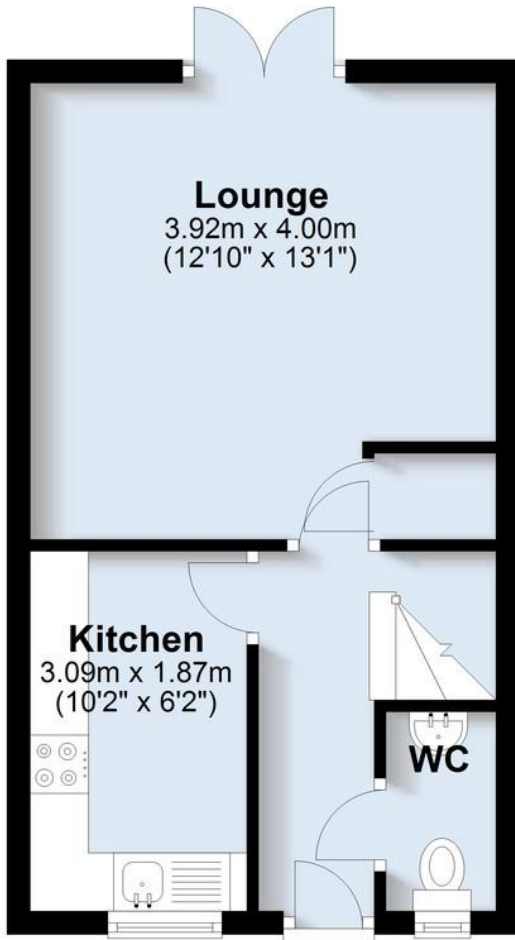
Bathroom



The stated EPC floor area, (which may exclude conservatories),
is approximately 60 sq metres

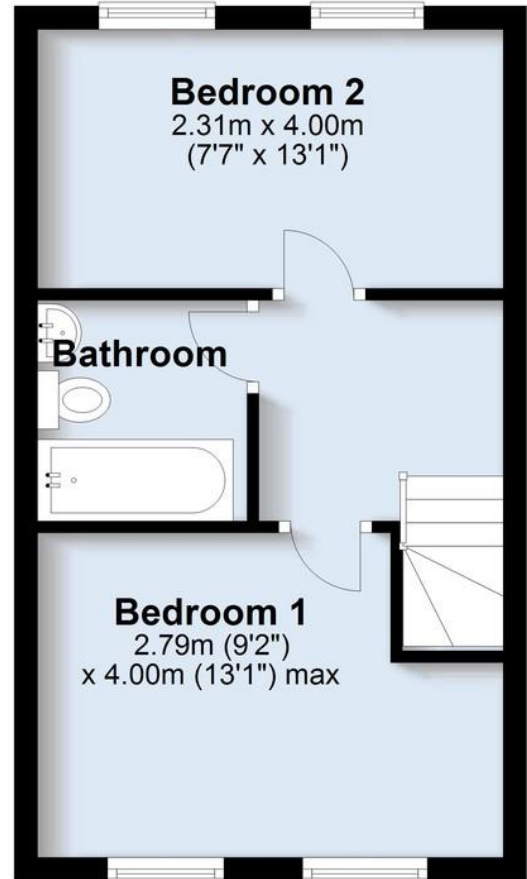
Ground Floor

Approx. 28.4 sq. metres (306.2 sq. feet)



First Floor

Approx. 28.8 sq. metres (309.6 sq. feet)



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EST 1891



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